



Land Use, Transportation & Infrastructure Committee Summary Minutes

Tuesday, May 06, 2014

10:30 AM City & County Building, Room 391

Committee Members: Robb, Chair; Montero, Vice-Chair; Brown; Lehmann; López; Shepherd

Committee Staff: Debra Bartleson

Council Members Present: Brown, Lehmann, Lopez, Montero, Robb, Susman

Members Absent: Shepherd

Bill Requests

BR14-0370 Approves a rezoning of 8175 Lowry Boulevard from B-3 with waivers to C-MX-3 in Council District 5.

Steve Nalley, Community Planning & Development

Steve Nalley, Community Planning & Development (CPD), said the property is located on Lowry Blvd. in District 5 and is approximately two acres in size. The land is owned by Hospice of Metro Denver, Inc., and the representative for the owner is Bob Gollick. The intent is to rezone the property from B-3 w/waivers to C-MX-3. The site is vacant and the purpose for the rezoning is to permit for an assisted living use, and the proposed zoning would permit that use. The proposal was approved by the Planning Board on April 16. The public hearing on this matter will be June 16.

Councilmember Lehmann asked about the size of the planned assisted living center. Bob Gollick, Representative, said the site is not as large as it looks as they will be squeezing the building and parking on site, and he added that there will also be a memory care unit in the building. Jonathan Griffis, Buccaneer Development, explained that the building will be u-shaped, and will have a garden

and on-site parking. Councilmember Susman thanked the representatives for how well they worked with the neighborhoods.

A motion offered by Councilmember Susman, duly seconded by Councilmember Brown, to file the bill carried by the following vote:

- AYES: Susman, Brown, Lehmann, Lopez, Montero, Robb(6)
- NAYS: (None)
- ABSENT: Shepherd(1)
- ABSTAIN: (None)

BR14-0371 Approves a rezoning of 5141 Chambers Road from PUD #561 to S-CC-3 in Council District 11.
Steve Nalley, Community Planning & Development

Steve Nalley, Community Planning & Development (CPD), explained that City Council passed a resolution on Feb 18, 2014 (CR14-0072), requiring that CPD study and process an initiated zone map amendment for the PUD #561 located at the northwest corner of Chambers Road and Green Valley Ranch Boulevard. This proposal is a legislative rezoning to change the PUD for this site to a Suburban Commercial Corridor with a three story height maximum (S-CC-3). The notification for this proposal was sent to all Registered Neighborhood Organizations.

There are more than five properties involved, but there are five property owners. The property is located in the Montbello neighborhood in District 11, and encompasses 14.6 acres. The current zoning PUD #561 was adopted in 2004 replacing the 1993 original PUD zoning. Blueprint Denver recommended that this area be a town center.

Councilmember Herndon noted this was located in District 11 and that the rezoning ensures that there are options for mixed-use development and he thinks it is a good plan. Councilmember Robb explained that he could not vote on passing the proposal out of Committee as he is not a voting member of the Committee.

A motion offered by Councilmember Brown, duly seconded by Councilmember Lopez, to file the bill carried by the following vote:

- AYES: Susman, Brown, Lehmann, Lopez, Montero, Robb(6)
- NAYS: (None)
- ABSENT: Shepherd(1)
- ABSTAIN: (None)